

PROVIDING FOR THE CONVEYANCE OF CERTAIN REAL
PROPERTY OF THE UNITED STATES TO THE TOWN OF
BALD KNOB, ARK.

JUNE 18, 1956.—Committed to the Committee of the Whole House on the State
of the Union and ordered to be printed

Mr. DAWSON of Illinois, from the Committee on Government
Operations, submitted the following

R E P O R T

[To accompany H. R. 10075]

The Committee on Government Operations, to whom was referred the bill (H. R. 10075) to provide for the conveyance of certain real property of the United States to the town of Bald Knob, Ark., having considered the same, report favorably thereon with an amendment and recommend that the bill, as amended, do pass.

The amendment is as follows:

Page 1, line 8, after "Arkansas," strike out the remainder of the act and insert in lieu thereof the following:

being that part of lot 4, block 11, conveyed by the town of Bald Knob, Arkansas, to the United States on February 23, 1953, as part of a proposed post-office site, a more particular description of which shall be provided in the deed of conveyance by the Administrator of General Services.

EXPLANATION OF AMENDMENT

This amendment strikes out a metes and bounds property description and substitutes therefor a general description along with a proviso that in the deed of conveyance the Administrator of General Services is to furnish a particular description. Extensive and complicated property descriptions, particularly by metes and bounds, would appear in most instances to be unnecessary in legislative conveyance proposals. A general description sufficient for accurate identification of property is usually adequate for legislative purposes, leaving the precise, legal description to be administratively determined at the time of conveyance. And too, such legislative procedure will, the committee believes,

2 CONVEYANCE OF PROPERTY TO TOWN OF BALD KNOB, ARK.

minimize the possibility of subsequently discovered inaccuracies rendering the legislation ineffectual.

PURPOSE

The bill authorizes and directs the Administrator of General Services to convey to the town of Bald Knob, Ark., certain surplus realty situate in that town upon the payment of consideration in the amount of \$1.

BACKGROUND

The unimproved property to which this bill pertains was conveyed to the United States in 1953 by the town of Bald Knob, Ark., for use, together with adjoining property, as a post-office site, the consideration for such transfer being \$1. In 1955, after plans for utilizing the site were abandoned, the property was declared surplus to Federal needs.

NEED OF LEGISLATION

The town of Bald Knob, motivated by the desire for a new post office, in effect donated the aforementioned realty to the United States. Some time later the Government abandoned its plans to construct a post-office building on the site of which this property is a part. Still later the entire site was declared surplus to Federal needs. Without the intervention of special legislation the entire site will be sold by the General Services Administration. Mr. Mills, author of the bill, pointed out that it is only fair and equitable that the Government return this property which the town in good faith donated for use which now has failed.

AGENCY COMMENTS

Favorable comments on the bill were received from the Bureau of the Budget and the General Services Administration. The letter from the General Services Administration states:

From time to time, special legislation has been enacted to effect a departure from that general rule because of the equities in a particular case. In this case, the town did in effect donate the land to the Government in contemplation of its use as the site of a new post-office building. No such use was made of the property and, consequently, the town has been deprived of the benefit which it expected to receive as a result of its donation. It is considered that these circumstances create an equity justifying a reconveyance of the land to the town upon the terms prescribed in the bill.

COMMITTEE ACTION

The committee, upon a presentation of the merits of the proposal, and after review of the agency comments, determined that the bill should be amended as explained above. With this amendment the committee approved the bill and recommends its enactment.

[H. R. 10075, 84th Cong., 2d sess.]

A BILL To provide for the conveyance of certain real property of the United States to the town of Bald Knob, Ark.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That the Administrator of General Services is authorized and directed, to convey to the town of Bald Knob, White County, Arkansas, upon payment by such town of consideration in the amount of \$1, all of the right, title, and interest of the United States in and to certain real property in such town of Bald Knob, White County, Arkansas, more particularly described as follows: being that part of lot 4, block 11, conveyed by the town of Bald Knob, Arkansas, to the United States on February 23, 1953, as part of a proposed post-office site, a more particular description of which shall be provided in the deed of conveyance by the Administrator of General Services.

Lying and being in the town of Bald Knob, county of White, State of Arkansas; beginning at a point in the northwesterly side of a 16-foot public alley; said point being the southerly corner of lot 3 and the easterly corner of lot 4, block 11, original town of Bald Knob, White County, Arkansas; said point also being a corner of land now or formerly of Mrs. Lally C. Morris and Mrs. Leanna C. Chrisp; running thence in a southwestwardly direction along the northwesterly side of said 16-foot public alley and the southeasterly side of said lot 4, a distance of 36 feet to a point in land now or formerly of Mrs. Lally C. Morris and Mrs. Leanna C. Chrisp; thence in a northwestwardly direction along said land of Mrs. Lally C. Morris and Mrs. Leanna C. Chrisp a distance of 30 feet to a point in other land of said Mrs. Lally C. Morris and Mrs. Leanna C. Chrisp; thence in a northeastwardly direction along said other land of Mrs. Lally C. Morris and Mrs. Leanna C. Chrisp; a distance of 36 feet to a point in the southwesterly boundary of lot 3 block 11; thence in a southeastwardly direction along the southwesterly boundary of said lot 3; a distance of 30 feet to the point or place of beginning.



